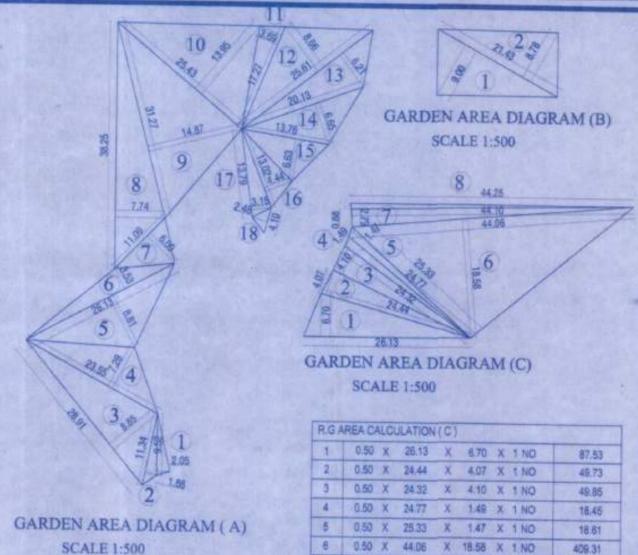


LAYOUT PLAN
SCALE 1:500



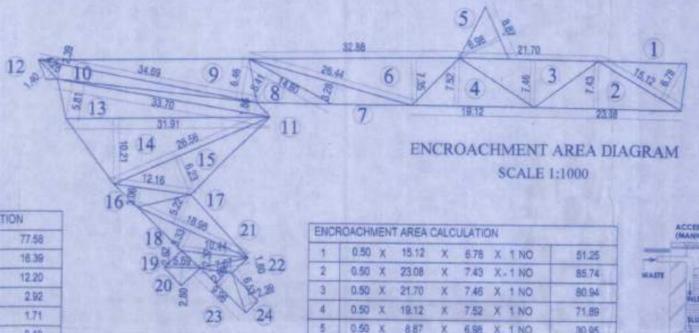
GARDEN AREA DIAGRAM (A) SCALE 1:500
GARDEN AREA DIAGRAM (B) SCALE 1:500
GARDEN AREA DIAGRAM (C) SCALE 1:500
GARDEN AREA DIAGRAM (D) SCALE 1:500

PLINE BU AREA STATEMENT OF BUILDINGS

BLDG. NO.	BU AREA
BUILDING NO. 1	8732.89 SQ. MT.
BUILDING NO. 2	10716.42 SQ. MT.
TOTAL	19449.31 SQ. M.

ANCILLARY AREA STATEMENT

SR. NO.	DESCRIPTION	P LINE BUILT UP AREA PROPOSED BLDG 1 TO 5	SALE BU/P AREA PROPOSED ANCILLARY BUILT-UP RESI. (3/1.80)	COMM. BUILT-UP COMM. (3/1.80)	ANCILLARY FBI PROPOSED (3-4)
1	RESIDENTIAL				
a	BUILDING 1	8732.89	5457.93		3274.75
b	BUILDING 2	10716.42	6687.76		4018.88
	TOTAL	19449.31	12155.69		7293.63



ENCROACHMENT AREA DIAGRAM
SCALE 1:1000

AREA OF PLOT STATEMENT

S. NO. / H. NO.	AREA OF PLOT AS PER 7/12 EXTRACT (IN SQ.MT)	AREA OF PLOT AS PER TRIANGULATION METHOD (IN SQ.MT)	AREA CONSIDER FOR PURPOSE (IN SQ.MT)
S. NO. 892	300.00	428.35	300.00
S. NO. 903	2170.00	2559.21	2170.00
S. NO. 904	400.00	470.37	400.00
S. NO. 1071	300.00	300.07	300.00
S. NO. 1072	4200.00	4063.62	4063.92
S. NO. 1101	4300.00	4775.28	4300.00
S. NO. 1101/2	700.00	701.50	700.00
S. NO. 1102	12370.00	13298.70	12233.92
TOTAL			3873.28
AREA NOT IN POSSESSION			8360.84
SAFE PLOT AREA (12233.92-3873.28)			8360.64

TEMPORARY AREA NOT IN POSSESSION CALCULATION

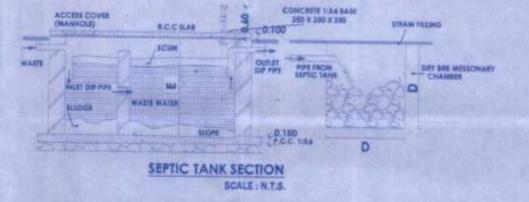
SR. NO.	DESCRIPTION	AREA
1	0.50 X 14.97 X 6.78 X 1 NO	50.74
2	0.50 X 23.08 X 7.37 X 1 NO	85.04
3	0.50 X 13.83 X 7.34 X 1 NO	50.75
3a	0.50 X 13.80 X 4.09 X 1 NO	28.22
4	0.50 X 19.12 X 7.32 X 1 NO	71.89
5	0.50 X 8.99 X 6.95 X 1 NO	31.24
6	0.50 X 32.88 X 7.35 X 1 NO	121.23
7	0.50 X 26.33 X 3.29 X 1 NO	43.31
8	0.50 X 14.70 X 5.45 X 1 NO	40.05
9	0.50 X 34.69 X 6.48 X 1 NO	112.39
10	0.50 X 34.89 X 2.39 X 1 NO	41.45
11	0.50 X 33.70 X 1.86 X 1 NO	31.34
12	0.50 X 4.28 X 1.40 X 1 NO	2.98
13	0.50 X 33.70 X 5.81 X 1 NO	97.89
14	0.50 X 31.91 X 10.21 X 1 NO	162.90
15	0.50 X 26.55 X 6.23 X 1 NO	82.73
16	0.50 X 12.15 X 3.06 X 1 NO	18.60
17	0.50 X 16.98 X 5.22 X 1 NO	49.53
18	0.50 X 18.08 X 3.33 X 1 NO	31.60
19	0.50 X 5.59 X 2.62 X 1 NO	7.32
20	0.50 X 5.59 X 2.80 X 1 NO	7.82
21	0.50 X 10.44 X 2.37 X 1 NO	12.37
22	0.50 X 7.87 X 1.80 X 1 NO	6.90
23	0.50 X 9.95 X 2.89 X 1 NO	14.39
24	0.50 X 6.53 X 2.39 X 1 NO	7.80
TOTAL (A)		1210.48

TEMPORARY AREA NOT IN POSSESSION CALCULATION

SR. NO.	DESCRIPTION	AREA
25	0.50 X 34.33 X 4.52 X 1 NO	77.58
26	0.50 X 18.02 X 1.82 X 1 NO	16.39
27	0.50 X 28.24 X 0.93 X 1 NO	12.20
28	0.50 X 4.84 X 1.26 X 1 NO	2.82
29	0.50 X 2.75 X 1.25 X 1 NO	1.71
30	0.50 X 2.07 X 0.48 X 1 NO	0.49
31	0.50 X 4.64 X 1.16 X 1 NO	2.69
31a	0.50 X 14.34 X 1.96 X 1 NO	14.05
32	0.50 X 34.14 X 4.23 X 1 NO	72.20
33	0.50 X 40.41 X 11.87 X 1 NO	236.79
34	0.50 X 40.41 X 28.46 X 1 NO	575.03
35	0.50 X 10.82 X 3.85 X 1 NO	19.82
36	0.50 X 30.20 X 6.72 X 1 NO	101.47
37	0.50 X 22.81 X 3.83 X 1 NO	43.29
38	0.50 X 27.29 X 7.93 X 1 NO	108.20
39	0.50 X 10.26 X 3.51 X 1 NO	18.00
40	0.50 X 28.28 X 4.83 X 1 NO	87.73
41	0.50 X 38.18 X 7.72 X 1 NO	147.37
42	0.50 X 38.18 X 23.48 X 1 NO	447.85
43	0.50 X 33.41 X 5.09 X 1 NO	85.02
44	0.50 X 33.41 X 1.34 X 1 NO	22.38
45	0.50 X 33.86 X 2.68 X 1 NO	46.37
46	0.50 X 36.72 X 2.75 X 1 NO	54.15
TOTAL AREA (B)		2952.80
TOTAL AREA		3873.28

ENCROACHMENT AREA CALCULATION

SR. NO.	DESCRIPTION	AREA
1	0.50 X 15.12 X 6.78 X 1 NO	51.25
2	0.50 X 23.08 X 7.43 X 1 NO	85.74
3	0.50 X 21.70 X 7.46 X 1 NO	80.94
4	0.50 X 19.12 X 7.52 X 1 NO	71.89
5	0.50 X 8.87 X 6.88 X 1 NO	30.95
6	0.50 X 32.88 X 7.35 X 1 NO	120.83
7	0.50 X 26.44 X 3.28 X 1 NO	43.35
8	0.50 X 14.80 X 5.41 X 1 NO	40.03
9	0.50 X 34.69 X 6.48 X 1 NO	112.04
10	0.50 X 34.89 X 2.39 X 1 NO	41.45
11	0.50 X 33.70 X 1.86 X 1 NO	31.34
12	0.50 X 4.28 X 1.40 X 1 NO	2.98
13	0.50 X 33.70 X 5.81 X 1 NO	97.89
14	0.50 X 31.91 X 10.21 X 1 NO	162.90
15	0.50 X 26.59 X 6.23 X 1 NO	82.73
16	0.50 X 12.15 X 3.06 X 1 NO	18.60
17	0.50 X 16.98 X 5.22 X 1 NO	49.53
18	0.50 X 18.08 X 3.33 X 1 NO	31.60
19	0.50 X 5.59 X 2.62 X 1 NO	7.32
20	0.50 X 5.59 X 2.80 X 1 NO	7.82
21	0.50 X 10.44 X 2.37 X 1 NO	12.37
22	0.50 X 7.87 X 1.80 X 1 NO	6.90
23	0.50 X 9.95 X 2.89 X 1 NO	14.39
24	0.50 X 6.53 X 2.39 X 1 NO	7.80
TOTAL		1212.85



SEPTIC TANK SECTION
SCALE: N.T.S.

PARKING STATEMENT (FOR PROP. AREA AS PER NEW DCR)

FLAT CARPET AREA IN SQ.MT.	NO. OF FLATS	REQUIRED CAR	REQUIRED SCOOTER
BELOW 30 SQ.MT. EVERY 2 TENEMENT/ 4 SCOOTER			
30 TO 40 SQ.MT. EVERY 2 TENEMENT/ CAR & 2 SCOOTER			
40 TO 80 SQ.MT. EVERY 2 TENEMENT/ CAR & 8 SCOOTER	252	126	252
80 TO 150 SQ.MT. EVERY ONE TENEMENT/ CAR & 3 SCOOTER	49	24.5	122.5
150 SQ.MT. & ABOVE EVERY ONE TENEMENT/ 2 CAR & 3 SCOOTER			
TOTAL NO OF RESIDENTIAL PARKING			
ADD VISITOR PARKING FOR RESIDENTIAL 5%	301	150.5	374.5
COMMERCIAL AREA EVERY 100 SQ.MT. CARPET AREA 2 CAR & 8 SCOOTER			
ADD VISITOR PARKING FOR COMMERCIAL 20%			
TOTAL NO OF PARKING		158.02	393.22
PARKING REQUIRED AS PER TABLE NO. BC 80% OF PARKING		126.41	314.57
PARKING REQUIRED		126 NGS	315 NOS
COMPOSITE PARKING 6 SCOOTER PARKING TO 1 CAR PARKING		14	84
PARKING REQUIRED		140	231
PARKING PROPOSED		147	236

R.G AREA 25% OF PLOT AREA
8390.84 X 25% = 2097.71 SQ.MT

R.G AREA CALCULATION (A)

1	0.50 X 9.82 X 2.05 X 1 NO	9.75
2	0.50 X 11.34 X 1.86 X 1 NO	10.54
3	0.50 X 28.91 X 8.85 X 1 NO	127.62
4	0.50 X 23.85 X 7.28 X 1 NO	86.72
5	0.50 X 26.13 X 8.91 X 1 NO	115.10
6	0.50 X 26.13 X 3.53 X 1 NO	46.11
7	0.50 X 11.09 X 6.00 X 1 NO	33.27
8	0.50 X 38.25 X 7.74 X 1 NO	148.02
9	0.50 X 31.27 X 14.87 X 1 NO	232.49
10	0.50 X 25.43 X 13.95 X 1 NO	177.37
11	0.50 X 17.27 X 3.69 X 1 NO	31.86
12	0.50 X 25.81 X 8.86 X 1 NO	110.89
13	0.50 X 44.06 X 18.58 X 1 NO	409.31
14	0.50 X 31.27 X 14.87 X 1 NO	232.49
15	0.50 X 13.78 X 6.93 X 1 NO	45.91
16	0.50 X 13.02 X 4.44 X 1 NO	28.90
17	0.50 X 13.79 X 3.15 X 1 NO	21.71
18	0.50 X 4.10 X 2.48 X 1 NO	5.08
TOTAL		1376.78

R.G AREA CALCULATION (B)

1	0.50 X 21.43 X 8.78 X 1 NO	94.07
2	0.50 X 21.43 X 9.00 X 1 NO	96.43
TOTAL		190.50

R.G AREA CALCULATION (C)

1	0.50 X 26.13 X 6.70 X 1 NO	87.53
2	0.50 X 24.44 X 4.07 X 1 NO	49.73
3	0.50 X 24.32 X 4.10 X 1 NO	49.85
4	0.50 X 24.77 X 1.46 X 1 NO	18.45
5	0.50 X 25.33 X 1.47 X 1 NO	18.91
6	0.50 X 44.06 X 18.58 X 1 NO	409.31
7	0.50 X 44.10 X 2.79 X 1 NO	61.51
8	0.50 X 44.25 X 0.88 X 1 NO	19.47
TOTAL		734.46

R.G AREA CALCULATION (D)

1	1 X 22.75 X 20.30 X 1 NO	461.82
2	0.50 X 20.30 X 1.30 X 1 NO	13.19
3	0.50 X 17.80 X 10.10 X 1 NO	89.88
4	0.50 X 14.50 X 0.50 X 1 NO	3.57
5	0.50 X 16.00 X 5.00 X 1 NO	37.50
6	0.50 X 18.00 X 2.00 X 1 NO	15.00
7	0.50 X 36.00 X 2.80 X 1 NO	91.00
TOTAL		710.96
TOTAL (A+B+C+D)		2992.70

S. NO. 90/4

25	0.50 X 35.17 X 7.95 X 1 NOS	136.80
26	0.50 X 17.40 X 4.44 X 1 NOS	36.62
27	0.50 X 12.89 X 0.84 X 1 NOS	5.41
28	0.50 X 24.92 X 1.18 X 1 NOS	14.70
29	0.50 X 48.71 X 7.96 X 1 NOS	193.86
30	0.50 X 26.33 X 9.32 X 1 NOS	43.70
31	0.50 X 14.62 X 4.89 X 1 NOS	34.28
C		470.37

S. NO. 110/1

32	0.50 X 42.92 X 16.33 X 1 NOS	360.44
33	0.50 X 95.64 X 15.04 X 1 NOS	720.71
34	0.50 X 57.63 X 27.67 X 1 NOS	797.31
35	0.50 X 47.57 X 11.28 X 1 NOS	267.81
36	0.50 X 39.23 X 16.87 X 1 NOS	328.96
37	0.50 X 47.13 X 15.09 X 1 NOS	355.95
38	0.50 X 49.40 X 16.35 X 1 NOS	403.84
39	0.50 X 17.16 X 5.44 X 1 NOS	46.67
40	0.50 X 32.78 X 10.59 X 1 NOS	173.46
41	0.50 X 33.01 X 24.86 X 1 NOS	411.96
42	0.50 X 27.80 X 4.45 X 1 NOS	61.41
43	0.50 X 34.45 X 21.29 X 1 NOS	366.72
44	0.50 X 41.29 X 18.02 X 1 NOS	372.02
45	0.50 X 21.61 X 11.14 X 1 NOS	120.36
D		4775.28

S. NO. 110/2

46	0.50 X 48.00 X 15.25 X 1 NOS	350.75
47	0.50 X 48.00 X 15.25 X 1 NOS	350.75
E		701.50

S. NO. 107/1

48	0.50 X 29.70 X 10.09 X 1 NOS	149.84
49	0.50 X 27.82 X 10.80 X 1 NOS	150.23
F		300.07

S. NO. 107/2

50	0.50 X 99.25 X 22.50 X 1 NOS	666.57
51	0.50 X 42.00 X 30.75 X 1 NOS	645.75
52	0.50 X 66.25 X 27.25 X 1 NOS	807.26
53	0.50 X 62.75 X 28.25 X 1 NOS	886.35
54	0.50 X 76.25 X 27.75 X 1 NOS	1057.97
G		4083.92
TOTAL (A+B+C+D+E+F+G)		13298.70

SHEET NO - 1
CONTENTS OF SHEET
BLOCK PLAN, LOCATION PLAN, PLOT AREA CALCULATION, R.G AREA CALCULATION, FLOOR AREA CALCULATION, STAMP OF APPROVAL OF PLAN

का. नं. २६२९-२०७२
पा. नं. २००६/२००६ दिनांक २६/१०/२००६

श्री. अशुभ चं. मं. श्री. कुलकर्णी
श्री. अशुभ चं. मं. श्री. कुलकर्णी

श्री. अशुभ चं. मं. श्री. कुलकर्णी
श्री. अशुभ चं. मं. श्री. कुलकर्णी

PROFORMA - I

SR. NO.	DESCRIPTION	AREA (IN SQ. MT.)
1	AREA OF PLOT	
a	AREA OF PLOT AS PER 7/12 S.NO. 892	300.00
b	AREA OF PLOT AS PER 7/12 S.NO. 903	2170.00
c	AREA OF PLOT AS PER 7/12 S.NO. 904	400.00
d	AREA OF PLOT AS PER 7/12 S.NO. 1071	300.00
e	AREA OF PLOT AS PER 7/12 S.NO. 1072	4063.92
f	AREA OF PLOT AS PER 7/12 S.NO. 1101/6	4300.00
g	AREA OF PLOT AS PER 7/12 S.NO. 1101/7	700.00
h	AREA OF PLOT AS PER 7/12 S.NO. 1102	12233.92
i	AREA OF PLOT AS PER TRIANGULATION METHOD	13298.70
j	SAFE PLOT AREA (12233.92)	12233.92
2	DEDUCTIONS FOR	
a	1/8 M. W. D.P. ROAD AREA	0.00
b	ANY RESERVATION (MARKET)	276.32
c	TOTAL (a+b)	276.32
3	BALANCE AREA OF PLOT (1 MINUS 2)	11957.60
4	AMENITY SPACE IF APPLICABLE	
5	REQUIRED	
a	ADJUSTMENT OF 2(a), IF ANY	
b	BALANCE PROPOSED	
6	NET PLOT AREA (1 - 4)	11957.60
7	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a	REQUIRED (25%)	2989.40
b	PROPOSED	2989.40
8	INTERNAL ROAD AREA	
9	PLOTTABLE AREA (IF APPLICABLE)	
10	BUILT UP AREA WITH REF. TO BASIC FSI AS PER FRONT ROAD WIDTH (SR. NO. 5 X BASIC FSI 11957.60 X 1.10 = 13153.36)	13153.36
11	ADDITION OF FSI ON PAYMENT PREMIUM (11957.60 X 0.50 = 5978.80)	
a	MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH/ TOD ZONE	
b	PROPOSED FSI ON PAYMENT OF PREMIUM	
12	IN-SITU FSI / TDR LOADING	
a	IN-SITU AREA AGAINST D.P. ROAD (2.0 X SR. NO. 2(a), IF ANY	0.00
b	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (2.00 OR 1.85 X SR. NO. 4 (b) AND / OR (c))	
c	TDR AREA	
d	TOTAL IN-SITU / TDR LOADING PROPOSED ((a+b+c))	0.00
13	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	
14	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a	(10 + 10b) + 11(d) OR 12 WHICHEVER IS APPLICABLE	13153.36
b	ANCILLARY AREA FSI UP TO 60% OR 80% WITH PAYMENT OF CHARGES	7299.28
c	TOTAL ENTITLEMENT (a+b)	20452.64
15	MAXIMUM UTILISATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.4 AS APPLICABLE X 1.6 OR 1.8)	
16	TOTAL BUILT UP AREA IN PROPOSAL (INCLUDING AREA AT SR. NO. 17b)	